

**Memorandum  
Community Economic Development Department**



**To:** Thomas Thomas, City Manager  
**Subject:** Watchtower TIF  
**Date:** December 11, 2013

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The Watchtower TIF is being created to support the redevelopment of Watchtower Plaza and associated 11<sup>th</sup> Street redevelopments (A legal description and map of the specific area are included in the resolution). The resolution being approved sets the public hearing date for February 10, 2014 at 6:45 p.m. and will be held as part of the Council meeting. The resolution also sets the joint review board meeting for 1:00 p.m. on January 9, 2014 at the Rock Island City Hall. The joint review board consists of a representative selected by each community college district, local community unit school district, park district, library district, township, and county that has authority to directly levy taxes on the property within the Amended Redevelopment Project Area, a representative selected by the City and a public member to consider the subject matter of the public hearing.

**RECOMMENDATION:**

The Community & Economic Development staff recommends the approval of a resolution proposing a redevelopment plan and project for, and the designation of, The Watchtower Redevelopment Project Area and the adoption of tax increment allocation financing therefor, convening a joint review board and calling a public hearing in connection therewith.

**Submitted by:** Jeffery A. Eder, Assistant City Manager / Community & Economic Development Director

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**Approved by:** Thomas Thomas, City Manager

**A RESOLUTION PROPOSING A REDEVELOPMENT PLAN  
AND PROJECT FOR, AND THE DESIGNATION OF, THE  
WATCHTOWER REDEVELOPMENT PROJECT AREA AND THE  
ADOPTION OF TAX INCREMENT ALLOCATION FINANCING  
THEREFOR, CONVENING A JOINT REVIEW BOARD AND  
CALLING A PUBLIC HEARING IN CONNECTION THEREWITH**

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, supplemented and amended (“Act”), the City of Rock Island, Rock Island County, Illinois, (“City”) is authorized to approve a redevelopment plan for and to designate a redevelopment project area and adopt tax increment allocation financing therefor; and

WHEREAS, the Mayor and City Council of the City (“Corporate Authorities”) have heretofore caused a study to be conducted to determine the conditions in that part of the City legally described in Exhibit A attached hereto and made a part hereof and generally described as the area along 9<sup>th</sup> and 11<sup>th</sup> Streets from about the 3600 Block on the north to 49<sup>th</sup> Avenue on the south, starting at 3636 11<sup>th</sup> Street, the boundary goes south along the east side of the 11<sup>th</sup> Street right-of-way to one parcel north of 44<sup>th</sup> Avenue, where the boundary turns east to the alley between 11<sup>th</sup> and 12<sup>th</sup> Streets, the boundary then turns south along the east side of the alley between 11<sup>th</sup> 12<sup>th</sup> Streets, crossing 44<sup>th</sup> and 45<sup>th</sup> Avenues, the boundary then turns east to take in the two parcels which front on 46<sup>th</sup> Avenue between said alley and 12<sup>th</sup> Street, the boundary then turns southerly along the east side of the 12<sup>th</sup> Street right-of-way to the south side of the 49<sup>th</sup> Avenue right-of-way, the boundary then turns southwesterly along the south side of the 49<sup>th</sup> Avenue right-of-way to the Iowa Interstate Railroad, the boundary then turns northwesterly along the east side of the Iowa Interstate Railroad, near 45<sup>th</sup> Avenue, the boundary then turns east to include Parcels 104895 and 10369 and those properties to the south of said parcels, the boundary

then turns northwesterly along the west side of the 9<sup>th</sup> Street right-of-way, the boundary then turns east along the southern property lines of the western-most eight parcels that front on the south side of 43<sup>rd</sup> Avenue between 9<sup>th</sup> and 11<sup>th</sup> Streets, the boundary then turns north along the east-west property lines of parcels mid-block, continues north mid-block to cross 43<sup>rd</sup> and 42<sup>nd</sup> Avenues, and continues north to the northern property line of what is currently the Edison Junior High School property, the boundary then turns west along the northern property line of what is currently the Edison Junior High School property to 9<sup>th</sup> Street, the boundary then turns north along the west side of the 9<sup>th</sup> Street right-of-way to about 37<sup>th</sup> Avenue, where the boundary then turns east along the northern property line of Parcel Number 104815, the boundary then turns north and east along the western and northern property lines of 3636 11<sup>th</sup> Street to include all of said property, the boundaries contain all adjoining rights-of-ways. The area is depicted in Exhibit A-1, attached hereto and made a part hereof; and

WHEREAS, the Corporate Authorities of the City have determined that said territory would qualify as a “Redevelopment Project Area” as defined in the Act and that said territory on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan and the use of tax increment allocation financing as provided in the Act; and

WHEREAS, the Corporate Authorities have heretofore and it hereby is determined that it is advisable that the City afford itself of the provisions of the Act and by ordinance approve a redevelopment plan (“Redevelopment Plan”) and a redevelopment project (“Project”) and designate said territory as legally described in Exhibit A as a redevelopment project area to be known as the “Watchtower Redevelopment Project Area” (“Redevelopment Project Area”), and also that the City by ordinance adopt tax increment

allocation financing in order to pay all or a portion of the eligible redevelopment project costs for the Project in the Redevelopment Project Area, as provided in the Act; and

WHEREAS, the Act requires the City to conduct a public hearing prior to the adoption of ordinances approving the Redevelopment Plan and Project, designating the Redevelopment Project Area, and adopting tax increment allocation financing, at which hearing any interested person or affected taxing district may file with the City Clerk written objections to and may be heard orally with respect to the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of a tax increment allocation financing therefor; and

WHEREAS, the Act further requires that prior to holding a public hearing, the City shall convene a joint review board consisting of a representative selected by each community college district; local elementary school district and high school district or each local community unit school district; park district; library district; township; fire protection district; and county that will have the authority to directly levy taxes on the property within the proposed Redevelopment Project Area at the time that the proposed Redevelopment Project Area is approved, a representative selected by the City, and a public member selected in accordance with the Act, to consider the subject matter of the public hearing; and

WHEREAS, the Act further requires that the time and place of such public hearing be fixed by ordinance or resolution adopted by the Corporate Authorities; and

WHEREAS, the Act further requires that not less than ten (10) days prior to adopting such ordinance or resolution fixing the time and place of a public hearing, the City must make available for public inspection a redevelopment plan or a separate report that provides in reasonable detail the basis for the proposed Redevelopment Project Area's qualifying as a "redevelopment project area" under the Act; and

WHEREAS, the firm of Ehlers and Associates, Inc. has conducted an eligibility survey of the proposed Redevelopment Project Area and has prepared its report (the "Report") that said proposed area qualifies as a "redevelopment project area" as defined in the Act, which survey and findings have been presented to the City and are now on file in the official files and records of the City; and

WHEREAS, the Report and Redevelopment Plan has heretofore been on file and available for public inspection for at least ten (10) days in the offices of the City Clerk prior to the adoption of this Resolution as required pursuant to the Act; and

WHEREAS, the Act requires that notice of the public hearing be given by publication and mailing; and

WHEREAS, the Act requires that the City shall provide notice of the availability of the Redevelopment Plan and eligibility report, including how to obtain such information, by mail within a reasonable time after the adoption of this Resolution, to all residential addresses that, after a good faith effort, the City determines are located within 750 feet of the boundaries of the proposed Redevelopment Project Area; and

WHEREAS, implementation of the Redevelopment Plan shall not result in the displacement of residents from 10 or more inhabited residential units and the Redevelopment Project Area does not include 75 or more inhabited residential units.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Rock Island, Rock Island County, Illinois as follows:

Section 1. That the foregoing recital clauses to this Resolution are adopted as findings of the Corporate Authorities of the City of Rock Island and are incorporated herein by specific reference.

Section 2. The approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area, and the adoption of tax increment allocation financing therefore are hereby proposed.

Section 3. A public hearing shall be held by the Mayor and City Council of the City of Rock Island, at 6:45 p.m. on the 10<sup>th</sup> day of February, 2014, at the Rock Island City Hall, 1528 Third Avenue, Rock Island, Illinois, for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of tax increment allocation financing therefor.

Section 4. Notice of public hearing, substantially in the form attached hereto and made a part hereof as Exhibit B, shall be published at least twice, the publications to be not more than 30 nor less than 10 days prior to the public hearing, in a newspaper of general circulation within the taxing districts having property in the Redevelopment Project Area. In addition, notice shall be mailed by certified mail not less than 10 days prior to the date set for the public hearing, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property.

Section 5. Notice shall also be given by certified mail to all taxing districts of which taxable property is included in the Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity (f/k/a Illinois Department of Commerce and Community Affairs) not less than 45 days prior to the public hearing, and such notice shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity (f/k/a Illinois Department of

Commerce and Community Affairs) to submit written comments prior to the date of the public hearing to the City, to the attention of the City Clerk, 1528 Third Avenue, Rock Island, Illinois, 61201, concerning the subject matter of the public hearing. Each such mailed notice shall include a copy of the proposed Redevelopment Plan and Report.

Section 6. Notice of availability of the Redevelopment Plan and the Report, including how to obtain information, shall also be given by mail within a reasonable time after the adoption of this Resolution to all residential addresses that, after a good faith effort, the City determines are located within 750 feet of the boundaries of the Redevelopment Project Area.

Section 7. Since December 5, 2013, a draft of the Redevelopment Plan and Project and the Report has been on file in the Office of the City Clerk at the Rock Island City Hall, 1528 Third Avenue, Rock Island, Illinois, 61201, and since such date has been available for public inspection.

Section 8. A joint review board as set forth in the Act is hereby convened and the board shall meet, review such documents, and issue such report as set forth in the Act. The first meeting of said joint review board shall be held at 1:00 p.m. on the 9th day of January, 2014, at the Rock Island City Hall, 1528 Third Avenue, Rock Island, Illinois.

Section 9. This Resolution shall be in full force and effect upon its passage and approval in accordance with law.

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Mayor

ATTEST:

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City Clerk

PASSED: This 16th day of December, 2013.

APPROVED: This 16th day of December, 2013.

## EXHIBIT A

### Proposed Watchtower TIF District - Legal Description

Beginning at the northwest corner of Lot 2 in Watch Hill Tower Addition to the City of Rock Island, recorded in Plat Book 45, page 242;

Thence east along the north line of said Lot 2, a distance of 443 feet more or less to the northeast corner of said Lot 2;

Thence north along the east line of Lot 1 in said Watch Hill Tower Addition, a distance of 304 feet more or less to the south line of Edison Court Addition to the City of Rock Island, recorded in Plat Book 27, page 11;

Thence east along said south line and the easterly extension of said south line, a distance of 465 feet more or less to the east Right of Way line of 11<sup>th</sup> Street;

Thence south along said east Right of Way line, a distance of 2,492 feet more or less to the north line of Lot 36 in Rodman Heights addition to the City of Rock Island, recorded in Plat Book 12, page 9;

Thence east along said north line and the easterly extension of said north line, a distance of 155 feet more or less to the east Right of Way line of the public alley as platted in said Rodman Heights addition;

Thence south along said east Right of Way line, and the east Right of Way line of the public alley as platted in Charles H. Dibbern's Subdivision to the City of Rock Island, recorded in Plat Book 58, page 106, and along the west line of the east 140 feet of Block 27 of the original town of Sears, recorded in Plat Book 2, page 8, a distance of 677 feet more or less to the north line of Tax Parcel 3444-1;

Thence east along said north line, and the north line of Tax Parcel 3444, and the easterly extension of said north line, a distance of 220 feet more or less to the east Right of Way line of 12<sup>th</sup> Street;

Thence south along said east Right of Way line, a distance of 557 feet more or less;

Thence southeasterly along said east Right of Way line, a distance of 194 feet more or less;

Thence southwesterly, a distance of 165 feet more or less to the southerly Right of Way line of 49<sup>th</sup> Avenue;

Thence southwesterly along said southerly line, a distance of 248 feet more or less to the easterly line of the Chicago, Rock Island and Pacific Rail Road;

Thence northwesterly along said easterly line, a distance of 1,760 feet more or less to the north line of Tax Parcel 4895;

Thence east along said north line, a distance of 284 feet more or less to the west line of Tax Parcel 369;

Thence north along said west line, a distance of 150 feet more or less to the north line of said Tax Parcel 369;

Thence east along said north line, a distance of 192 feet more or less to the westerly Right of Way line of 9<sup>th</sup> Street;

Thence northwesterly along said westerly line, a distance of 580 feet more or less to the intersection of said westerly line and the westerly extension of the south line of W.R. Well's Addition to the City of Rock Island, recorded in Plat Book 19, page 52;

Thence east along said westerly extension and the south line of said W.R. Wells Addition, a distance of 425 feet more or less to the west line of Tax Parcel 3975;

Thence north along said west line, a distance of 105 feet more or less to the south Right of Way line of 43<sup>rd</sup> Avenue;

Thence northerly, a distance of 42 feet more or less to the southwest corner of Lot 30 in said W.R. Well's Addition;

Thence north along the west line of said Lot 30 and the west line of Lot 6 in said W.R. Well's Addition, a distance of 221 feet to the south Right of Way line of 42<sup>nd</sup> Avenue;

Thence northerly, a distance of 52 feet more or less to the east line of Tax Parcel 348-5;

Thence north along said east line, a distance of 527 feet more or less to the south line of Lot 2 in Watch Tower Hill 3<sup>rd</sup> Addition to the City of Rock Island, recorded as Document Number 2003-44441;

Thence west along said south line, and along the south line of Tax Parcel 348-2, and along the westerly extension of said south lines, a distance of 581 feet more or less to the west Right of Way line of 9<sup>th</sup> Street;

Thence north along said west line, a distance of 1066 feet more or less to the intersection of said west line and the westerly extension of the north line of Lot 2 in Watch Hill Tower addition;

Thence east along said westerly extension, a distance of 66 feet more or less to the POINT OF BEGINNING.



**EXHIBIT B**  
**Notice of Public Hearing**

CITY OF ROCK ISLAND, ROCK ISLAND COUNTY, ILLINOIS WATCHTOWER  
REDEVELOPMENT PROJECT AREA

Notice is hereby given that on February 10, 2014 at 6:45 p.m. at the Rock Island City Hall, 1528 Third Avenue, Rock Island, Illinois, a public hearing will be held to consider the approval of a redevelopment plan ("Redevelopment Plan") and project ("Project") for the designation of a redevelopment project area ("Redevelopment Project Area") to be known as the "Watchtower Redevelopment Project Area" and the adoption of tax increment allocation financing therefor. The Redevelopment Project Area consists of the territory legally described in Exhibit I, attached hereto and made a part hereof.

The Redevelopment Project Area is generally described as the area along 9<sup>th</sup> and 11<sup>th</sup> Streets from about the 3600 Block on the north to 49<sup>th</sup> Avenue on the south, starting at 3636 11<sup>th</sup> Street, the boundary goes south along the east side of the 11<sup>th</sup> Street right-of-way to one parcel north of 44<sup>th</sup> Avenue, where the boundary turns east to the alley between 11<sup>th</sup> and 12<sup>th</sup> Streets, the boundary then turns south along the east side of the alley between 11<sup>th</sup> and 12<sup>th</sup> Streets, crossing 44<sup>th</sup> and 45<sup>th</sup> Avenues, the boundary then turns east to take in the two parcels which front on 46<sup>th</sup> Avenue between said alley and 12<sup>th</sup> Street, the boundary then turns southerly along the east side of the 12<sup>th</sup> Street right-of-way to the south side of the 49<sup>th</sup> Avenue right-of-way, the boundary then turns southwesterly along the south side of the 49<sup>th</sup> Avenue right-of-way to the Iowa Interstate Railroad, the boundary then turns northwesterly along the east side of the Iowa Interstate Railroad, near 45<sup>th</sup> Avenue, the boundary then turns east to include Parcels 104895 and 10369 and those properties to the south of said parcels, the boundary then turns northwesterly along the west side of the 9<sup>th</sup> Street right-of-way, the boundary then turns east along the southern property lines of the western-most eight parcels that front on the south side of 43<sup>rd</sup> Avenue between 9<sup>th</sup> and 11<sup>th</sup> Streets, the boundary then turns north along the east-west property lines of parcels mid-block, continues north mid-block to cross 43<sup>rd</sup> and 42<sup>nd</sup> Avenues, and continues north to the northern property line of what is currently the Edison Junior High School property, the boundary then turns west along the northern property line of what is currently the Edison Junior High School property to 9<sup>th</sup> Street, the boundary then turns north along the west side of the 9<sup>th</sup> Street right-of-way to about 37<sup>th</sup> Avenue, where the boundary then turns east along the northern property line of Parcel Number 104815, the boundary then turns north and east along the western and northern property lines of 3636 11<sup>th</sup> Street to include all of said property, the boundaries contain all adjoining rights-of-ways.

There will be considered at the public hearing the Redevelopment Plan and Project for the Redevelopment Project Area. The Redevelopment Plan as proposed is on file and available for public inspection at the office of the City Clerk, 1528 Third Avenue, Rock Island, Illinois. The proposed Redevelopment Plan and Project provides that the City may utilize any program element authorized by the Illinois Tax Increment Allocation

Redevelopment Act (65 ILCS 5/11-74.4-1 *et. seq.*), as supplemented and amended, (the "Act") including, but not limited to pay for or reimburse others for the engagement of professional consultants, engineers, architects, attorney, etc. to provide services related to the Redevelopment Plan and Project and/or Redevelopment Project Area; property assembly/land acquisition; site preparation; relocation assistance; rehabilitation of existing improvements; the construction, installation and/or acquisition of public works and/or improvements; provide payments to school districts as required by the Act; coordinate design within the Redevelopment Project Area; job training; interest subsidy; and any other activity authorized by the Act.

Prior to the date of the public hearing, each taxing district having property in the Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity (f/k/a Illinois Department of Commerce and Community Affairs) may submit written comments to the City, to the attention of the City Clerk, 1528 Third Avenue, Rock Island, Illinois 61201.

There is hereby convened a joint review board to consider the proposed approval of the Redevelopment Plan and Project designation of the Redevelopment Project Area and adoption of tax increment allocation financing therefor. The joint review board shall consist of a representative selected by each community college district; local elementary school district and high school district or each local community unit school district; park district; library district; township; fire protection district; and county that has authority to directly levy taxes on the property within the Redevelopment Project Area; a representative selected by the City; and a public member selected in accordance with the Act. The first meeting of said joint review board shall be held at 1:00 p.m. on the 9<sup>th</sup> day of January, 2014, at the Rock Island City Hall, 1528 Third Avenue, Rock Island, Illinois, 61201.

At the public hearing, all interested persons or affected taxing districts may file written objections with the City Clerk and may be heard orally with respect to any issues regarding the approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area, and the adoption of tax increment allocation financing therefor. The hearing may be adjourned by the Mayor and City Council without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

/s/Aleisha Patchin  
City Clerk  
City of Rock Island

**EXHIBIT "I" (to EXHIBIT "B")  
PROPOSED WATCHTOWER REDEVELOPMENT PROJECT AREA**

**LEGAL DESCRIPTION FOR THE WATCHTOWER REDEVELOPMENT PROJECT AREA:**

Beginning at the northwest corner of Lot 2 in Watch Hill Tower Addition to the City of Rock Island, recorded in Plat Book 45, page 242;

Thence east along the north line of said Lot 2, a distance of 443 feet more or less to the northeast corner of said Lot 2;

Thence north along the east line of Lot 1 in said Watch Hill Tower Addition, a distance of 304 feet more or less to the south line of Edison Court Addition to the City of Rock Island, recorded in Plat Book 27, page 11;

Thence east along said south line and the easterly extension of said south line, a distance of 465 feet more or less to the east Right of Way line of 11<sup>th</sup> Street;

Thence south along said east Right of Way line, a distance of 2,492 feet more or less to the north line of Lot 36 in Rodman Heights addition to the City of Rock Island, recorded in Plat Book 12, page 9;

Thence east along said north line and the easterly extension of said north line, a distance of 155 feet more or less to the east Right of Way line of the public alley as platted in said Rodman Heights addition;

Thence south along said east Right of Way line, and the east Right of Way line of the public alley as platted in Charles H. Dibbern's Subdivision to the City of Rock Island, recorded in Plat Book 58, page 106, and along the west line of the east 140 feet of Block 27 of the original town of Sears, recorded in Plat Book 2, page 8, a distance of 677 feet more or less to the north line of Tax Parcel 3444-1;

Thence east along said north line, and the north line of Tax Parcel 3444, and the easterly extension of said north line, a distance of 220 feet more or less to the east Right of Way line of 12<sup>th</sup> Street;

Thence south along said east Right of Way line, a distance of 557 feet more or less;

Thence southeasterly along said east Right of Way line, a distance of 194 feet more or less;

Thence southwesterly, a distance of 165 feet more or less to the southerly Right of Way line of 49<sup>th</sup> Avenue;

Thence southwesterly along said southerly line, a distance of 248 feet more or less to the easterly line of the Chicago, Rock Island and Pacific Rail Road;

Thence northwesterly along said easterly line, a distance of 1,760 feet more or less to the north line of Tax Parcel 4895;

Thence east along said north line, a distance of 284 feet more or less to the west line of Tax Parcel 369;

Thence north along said west line, a distance of 150 feet more or less to the north line of said Tax Parcel 369;

Thence east along said north line, a distance of 192 feet more or less to the westerly Right of Way line of 9<sup>th</sup> Street;

Thence northwesterly along said westerly line, a distance of 580 feet more or less to the intersection of said westerly line and the westerly extension of the south line of W.R. Well's Addition to the City of Rock Island, recorded in Plat Book 19, page 52;

Thence east along said westerly extension and the south line of said W.R. Wells

Addition, a distance of 425 feet more or less to the west line of Tax Parcel 3975;

Thence north along said west line, a distance of 105 feet more or less to the south Right of Way line of 43<sup>rd</sup> Avenue;

Thence northerly, a distance of 42 feet more or less to the southwest corner of Lot 30 in said W.R. Well's Addition;

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Thence northerly, a distance of 52 feet more or less to the east line of Tax Parcel 348-5;

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Thence north along said west line, a distance of 1066 feet more or less to the intersection of said west line and the westerly extension of the north line of Lot 2 in Watch Hill Tower addition;

Thence east along said westerly extension, a distance of 66 feet more or less to the POINT OF BEGINNING.